

# **Planning & Zoning Commission**



## **January 18, 2011**

**Regular Business Meeting**



## Wylie Planning & Zoning Commission

# NOTICE OF MEETING

### Regular Meeting Agenda

**Tuesday, January 18, 2011 – 6:30 pm**

**Wylie Municipal Complex – Council Chambers**

**300 Country Club Rd., Bldg. 100**

**Phillip Johnston**..... Chair  
**Ruthie Wright**..... Vice-Chair  
**David Dahl**..... Board Member  
**Jeremy Jordan**..... Board Member  
**Ramona Kopchenko**..... Board Member  
**Ron Smith**..... Board Member  
**Gilbert Tamez**..... Board Member

**Renaé Ollie**..... Planning Director  
**Charles Lee**..... Senior Planner  
**Jasen Haskins**..... Assistant Planner  
**Mary Bradley**..... Administrative Assistant

*In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at the Wylie Municipal Complex, distributed to the appropriate news media, and posted on the City website: [www.wylietexas.gov](http://www.wylietexas.gov) within the required time frame. As a courtesy, the entire Agenda Packet has also been posted on the City of Wylie website: [www.wylietexas.gov](http://www.wylietexas.gov).*

*The Chair and Commissioners request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond to a page or to conduct a phone conversation.*

*The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.442.8100 or TD 972.442.8170.*

#### CALL TO ORDER

*Announce the presence of a Quorum.*

#### INVOCATION & PLEDGE OF ALLEGIANCE

#### CITIZENS COMMENTS ON NON-AGENDA ITEMS

*Residents may address Commissioners regarding an item that is not listed on the Agenda. Residents must provide their name and address. The Commission requests that comments be limited to three (3) minutes. In addition, the Commissioners are not allowed to converse, deliberate or take action on any matter presented during citizen participation.*

#### CONSENT AGENDA

- A. Consider and act upon approval of the Minutes from December 7, 2010 Regular Meeting.

## REGULAR AGENDA

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### **Action Agenda**

1. Consider a recommendation to the City Council regarding a Final Plat for Birmingham Elementary School, Block A, Lot 1 on 14.749 gross acres, generally located north of W. Brown Street and approximately 704 feet east of Westgate Way (700 W. Brown Street).
2. Consider a recommendation to the City Council regarding a Final Plat for Hartman Elementary School, Block A, Lot 1 on 8.201 gross acres, generally located north of W. Kirby Street and east of S. Birmingham Street (501 S. Birmingham Street).
3. Consider a recommendation to the City Council regarding a Final Plat for Waterbrook Bible Fellowship, a Worship Facility located on 4.613 acres at 507 Thomas Street.
4. Consider and act upon approval of a Site Plan for Zlan Corner Addition, Block A, Lot 2. Subject property being generally located on the northeast corner of Country Club Road (FM 1378) and W. Brown Street (FM 3412).
5. Consider a recommendation to the City Council regarding a Replat for Zlan Corner Addition, Block A, Lot 2, combining two commercial lots into one on 1.814 acres and dedicating fire lane and access easements. The property is generally located on the northeast corner of Country Club Road (FM 1378) and W. Brown Street (FM 3412).

## ADJOURNMENT

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## CERTIFICATION

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*I certify that this Notice of Meeting was posted on this 14<sup>th</sup> Day of January, 2011 at 5:00 p.m. as required by law in accordance with Section 551.042 of the Texas Government Code and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the City of Wylie website: [www.wylietexas.gov](http://www.wylietexas.gov).*

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**Carole Ehrlich, City Secretary**

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**Date Notice Removed**

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## Wylie Planning and Zoning Commission

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### Minutes

**Wylie Planning & Zoning Commission**  
**Tuesday, December 7, 2010 – 6:30 pm**  
**Wylie Municipal Complex – Council Chambers**  
**2000 Highway 78 North**

### **CALL TO ORDER**

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Chairman Phillip Johnston called the meeting to order at 6:31PM. Present with Chairman Johnston were, Vice Chairman Ruthie Wright, Commissioner Jeremy Jordan, and Commissioner Gilbert Tamez. Commissioner Ron Smith, Commissioner David Dahl, and Commissioner Ramona Kopchenko were all absent.

Staff present was Renae' Ollie, Planning Director, Charles Lee, Senior Planner, Jason Haskins, Assistant Planner, and Mary Bradley, Administrative Assistant.

### **INVOCATION & PLEDGE OF ALLEGIANCE**

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Commissioner Jordan gave the invocation and Commissioner Tamez led the Pledge of Allegiance.

### **CITIZENS COMMENTS**

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Chairman Johnston opened the Citizens Participation. With no one approaching the Commissioners, Chairman Johnston closed the Citizens Participation.

### **CONSENT ITEMS**

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1. Consider and act upon approval of the Minutes from the November 16, 2010, Regular Meeting.

A motion was made by Commissioner Tamez, and seconded by Vice Chairman Wright, to approve the minutes from November 16, 2010 Regular Meeting, as submitted. Motion carried 4 – 0.

### **REGULAR AGENDA**

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#### **ActionAgenda**

1. Consider and act upon approval of a Site Plan for Aldi Wylie Addition, Lots 1 and 2, Block A creating a single commercial lot generally located on the north of FM 544 and approximately 800' east of McCreary Road.

Ms. Ollie stated that the property totals 2.0803 acres and will include a single story 17,886 square foot grocery store. In November the Zoning Board of Adjustment granted a variance to Section 5.2.F.14.c parking regulations of the Zoning Ordinance to reduce the required parking by ten (10) spaces for the subject use.

The property is located on FM 544, with Quik Trip fueling station/convenience store to the east, and the Children's Lighthouse Daycare Center to the west.

The exterior façade and landscaping meets and/or exceeds the requirements for non-residential/commercial developments. In lieu of a masonry wall enclosure surrounding the dumpster, the applicant is proposing a living screen.

A Replat is on the current agenda for consideration.

Mr. Bryan Burger, 17103 Preston Road, Suite 180 N, Dallas, TX, Engineering for the subject property, stated that the dumpster will be enclosed with an eight foot living screen.

The Commissioners questioned if there was a restriction on distance from daycare facility for sale of alcohol. Mr. Burger stated that the sale of alcohol is restricted by an agreement with Quik Trip.

A motion was made by Vice Chairman Wright, and seconded by Commissioner Jordan, to approve the Site Plan for Aldi Wylie Addition, Lots 1 and 2, Block A creating a single commercial lot generally located on the north of FM 544 and approximately 800' east of McCreary Road. Motion carried 4 – 0.

2. Consider a recommendation to the City Council regarding a Replat for Aldi Wylie Addition, Lots 1 and 2, Block A creating a single commercial lot generally located on the north of FM 544 and approximately 800' east of McCreary Road.

Ms. Ollie stated that the subject property will create two (2) commercial/retail lots. Lot 1, Block A will be 2.0803 acres in size. Lot 2, Block A will be 2.1891 acres in size. The subject property was previously platted as part of Lot 2, Block 1 of the Children's Lighthouse Addition and Lot 2, Block 1 of the QT Eight Hundred Ninety Four Addition.

The Replat will combine the two previously platted lots into a single lot. There is a 30' access drive for future development on Lot 2.

A site plan for Lot 1, Block A is on the current agenda for consideration.

With no questions for the applicant or staff, a motion was made by Commissioner Tamez, and seconded by Commissioner Jordan, to recommend approval to the City Council regarding a Replat for Aldi Wylie Addition, Lots 1 and 2, Block A creating a single commercial lot generally located on the north of FM 544 and approximately 800' east of McCreary Road. Motion carried 4 – 0.

3. Consider a recommendation to the City Council amending Zoning Ordinance 2006-04, Article 5, Section 5.1.J (Accessory Uses); allowing for and providing certain safeguards relating to Home Occupations.  
**ZC2010-04**

Ms. Ollie reminded the Commissioners that the subject item came before the Commissioners two months ago, when considered by the City Council, was remanded back to the Commissioners. Regulations for home occupation have been established since 1962. The current Ordinance states that “there shall be no sale of merchandise which requires customers to go to the property.” Because of the way that we do business now, and that business is done differently, Staff feels that the ordinance needs to be revised. One of the recommendations from staff is revising the statement to “Sales made previously through internet, telephone, or a sales party may be filled on the premises.”

In addition, staff is recommending to include an exemption clause for In-home Day Care that states: “As defined by the Human Resource Code, Chapter 42 an “In-home Day Care” or a “Family home” that is certified, listed or registered with the State of Texas is exempt from this Ordinance, and governed by the rules and regulations of the State of Texas.” Ms. Ollie stated that for in-home day care, they shall be licensed and regulated by the State, and will not be regulated by the Zoning Ordinance.

Ms. Ollie reviewed the current definition and provisions from the Zoning Ordinance.

Due to several citizens in attendance, Chairman Johnston opened public comments before the Commissioners discussed the subject item.

Ms. Margaret Justiss, 312 Foxwood, expressed concern for making ordinance too lenient, causing additional traffic and parking on residential streets.

Mr. and Mrs. Matthew Butschek, 1755 FM 1378, spoke in opposition of the ordinance, stating that there is no need to change the ordinance.

Mr. Steve Wright, 113 N Winding Oak, encouraged the Commissioners to make a recommendation to the City Council for the home occupation.

Mr. Rod McCoy, 106 N. Cottonbelt, expressed concern and recommended that the ordinance allow gunpowder and ammunition for home occupation citizens.

Chairman Johnston closed the public comment and opened the discussion up for the Commissioners.

Vice Chairman Wright expressed concern of the provision that states “all employees shall be members of the resident family and shall reside on the premises” and recommended revision that there be no more than two employees who are not members of the resident family. After some discussion between all the Commissioners, the Commissioners agreed to allow no more than two employees who are not members of the resident family.

The Commissioners recommended adding another provision allowing a citizen to apply for a variance, if any of the provisions do not meet their particular home occupation.

All the Commissioners were in consensus to delete the provision that states “there shall be no sale of merchandise which requires customers to go to the property.”

The Commissioners discussed the provision that states “There shall be no outdoor storage of materials or equipment, no storage of toxic or hazardous materials, including ammunition and gunpowder, nor shall merchandise be visible from outside the dwelling.” The agreement between the Commissioners was to restate the provision to read “There shall be no outdoor storage of materials or equipment, nor shall merchandise be visible from outside the dwelling.”

Ms. Ollie stated that the next provision may have been a measure to make sure the home occupation not to become a commercial facility within a residential area. The Commissioners agreed to amend the provision to read “The use of utilities shall be limited to that normally associated with the use of the property for residential purposes.”

In addition to the provisions already revised, the Commissioners recommended adding two additional provisions: A property owner can seek a request for a variance as outlined in Article 8 Section 8.4 of the Zoning Ordinance.

And, As defined by the Human Resource Code, Chapter 42 an “In-home Day Care” or a “Family Home” that is certified, listed or registered with the State of Texas is exempt from this Ordinance, and governed by the rules and regulations of the State of Texas.

A motion was made by Commissioner Jordan, and seconded by Vice Chairman Wright, to recommend approval to the City Council amendments to Zoning Ordinance 2006-04, Article 5, Section 5.1.J (Accessory Uses); with the following provisions: 1) On-premise advertisements, signs or displays are prohibited. 2) The appearance of the structure shall not be altered, nor shall the occupation within the dwellings be conducted in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, or by signs, or the emission of sounds, noises, dust, odors, fumes, smoke, or vibrations. 3) The Home Occupation shall have no more than two (2) employees who are not members of the resident family. 4) Pedestrian and vehicular traffic will be limited to that normally associated with residential districts. 5) There shall be no outdoor storage of materials or equipment, nor shall merchandise be visible from outside the dwelling. 6) The use of utilities shall be limited to that normally associated with the use of the property for residential purposes. 7) There shall be no use or storage of mechanical equipment not recognized as being part of normal household or hobby use. 8) A property owner may seek a request for a variance to the Zoning Board of Adjustment as outlined in Article 8, Section 8.4 of the Zoning Ordinance. 9) As defined



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by the Human Resource Code, Chapter 42 an “In-home Day Care” or a “Family Home” that is certified, listed or registered with the State of Texas is exempt from this Ordinance, and governed by the rules and regulations of the State of Texas. Motion carried 4 – 0.

#### **ADJOURNMENT**

A motion was made by Vice Chairman Wright, and seconded by Commissioner Jordan, to adjourn the meeting at 8:00PM. All Commissioners were in consensus.

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**Phillip Johnston, Chairman**

**ATTEST:**

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**Mary Bradley, Administrative Assistant**



# Wylie Planning and Zoning Commission

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## AGENDA REPORT

Meeting Date:	January 18, 2011	Item Number:	1
Department:	Planning		
Prepared By:	Charles H. Lee, AICP	Subdivision:	Birmingham Elementary School, Block A, Lot 1
Date Prepared:	11/24/10	Zoning District:	SF-10/24
		Exhibits:	Final Plat

### Subject

Consider a recommendation to the City Council regarding a Final Plat for Birmingham Elementary School, Block A, Lot 1 on 14.749 gross acres, generally located north of W. Brown Street and approximately 704 feet east of Westgate Way (700 W. Brown Street).

### Recommendation

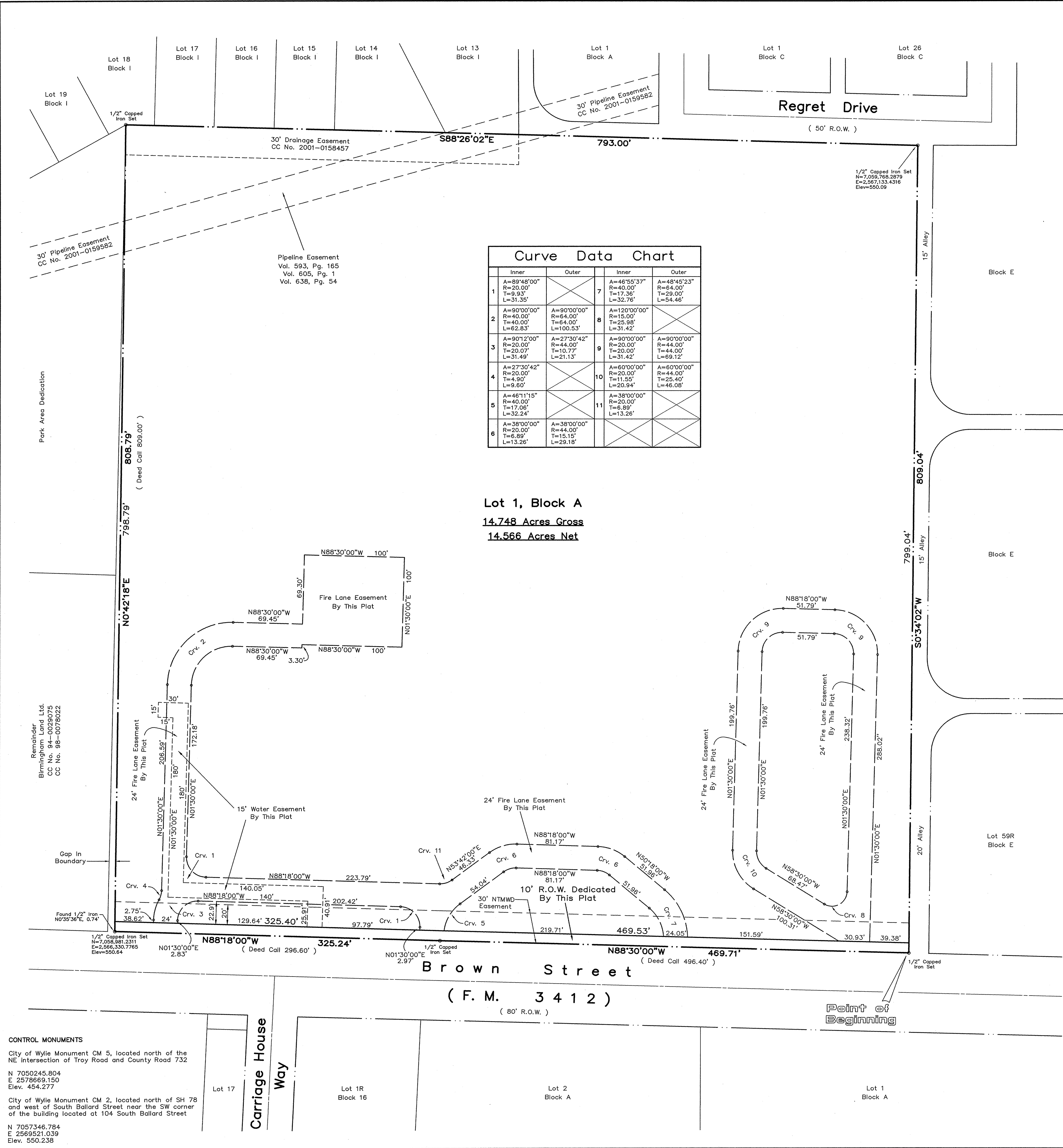
Motion to recommend approval to the City Council regarding a Final Plat for Birmingham Elementary School, Block A, Lot 1 on 14.749 gross acres, generally located north of W. Brown Street and approximately 704 feet east of Westgate Way (700 W. Brown Street).

### Discussion

The applicant is providing a plat of record for the existing elementary school. In addition, this plat will dedicate the necessary rights-of-way for Brown Street improvements and reflect & dedicate utility, fire lane and access easements.

### Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	RO	01/10/11



PROPERTY OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS, the Wylie Independent School District is the owner of a tract of land situated in the D. W. Williams Survey, Abstract No. 1021, City of Wylie, Collin County, Texas, and being all of a called 15.00 acre tract of land conveyed to Wylie I.S.D. by deed recorded in Volume 930, Page 145, Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a capped 1/2" iron rod set for corner at the intersection of the north line of Brown Street (FM 3412) (an 80' R.O.W.) and the west line of an alley (20' wide at this point), said point also being the southeast corner of said called 15.00 acre tract;

THENCE N88°30'00"W, with the north line of Brown Street, a distance of 469.71 feet to a capped 1/2" iron rod set for corner;

THENCE N88°18'00"W, with the north line of Brown Street, a distance of 325.24 feet to a capped 1/2" iron rod set for corner;

THENCE N00°42'18"E, leaving Brown Street, a distance of 808.79 feet to a capped 1/2" iron rod set for corner;

THENCE S88°26'02"E, a distance of 793.00 feet to a capped 1/2" iron rod set for corner in the aforementioned west line of an alley (15' wide at this point);

THENCE S00°34'02"W, with the west line of said alley, a distance of 809.04 feet to the POINT OF BEGINNING and CONTAINING 642,439 square feet, or 14.748 acres of land.

BASIS OF BEARINGS:

The Highway Right Of Way deed as recorded in Volume J, Page 24, Condemnation Records of Collin County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, the Wylie Independent School District, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as Birmingham Elementary School, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Wylie. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereof. The City of Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

Witness my hand this the \_\_\_\_ day of \_\_\_\_\_, 2011.  
By:

Authorized signature of owner  
Printed name and title

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, Owner, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN under my hand and seal of office this the \_\_\_\_ day of \_\_\_\_\_, 2011.

Notary Public in and for the State of Texas  
My Commission Expires On:

"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission  
City of Wylie, Texas

"APPROVED FOR CONSTRUCTION:"

Mayor, City of Wylie, Texas

"ACCEPTED"

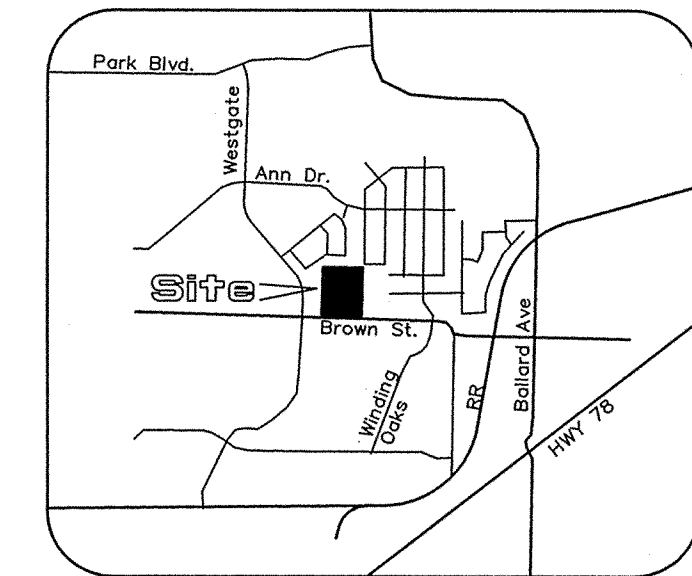
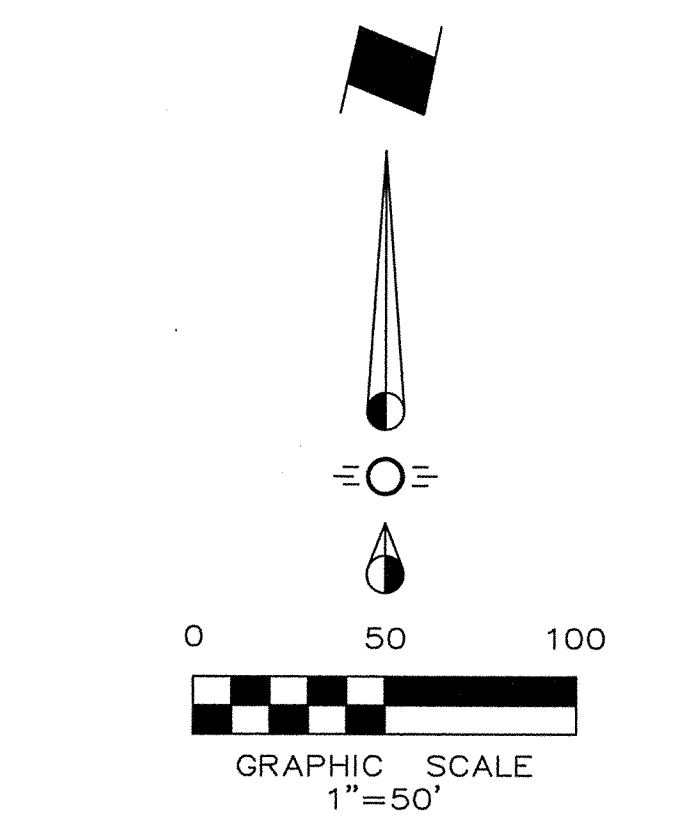
Mayor, City of Wylie, Texas

"The undersigned, the City Secretary of the City of Wylie, Texas hereby certifies that the foregoing Final Plat of Birmingham Elementary School addition to the City of Wylie was submitted to the City Council on the \_\_\_\_ day of \_\_\_\_\_, 2010; and the Council, by formation, then and there accepted the dedication of right-of-ways, streets, easements and alleys, as shown and set forth in and upon said Plat, and said Council further authorized the mayor to note the acceptance thereof by signing his name as hereinabove subscribed."

Witness my hand this \_\_\_\_ day of \_\_\_\_\_, A.D., 2011.

City Secretary  
City of Wylie

Selling a portion of this addition/plat by metes and bounds is a violation of city ordinance and state law, is subject to withholding of utilities and building permits.



SURVEYOR'S CERTIFICATE  
KNOW ALL MEN BY THESE PRESENTS:

THAT I, David J. Surdukan, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

Signature of Registered Professional Land Surveyor  
Registration No. 4613

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally David J. Surdukan, Land Surveyor, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN under my hand and seal of office, this the \_\_\_\_ day of \_\_\_\_\_, 2011.

Notary Public in and for the State of Texas  
My Commission Expires On:

FINAL PLAT

## BIRMINGHAM ELEMENTARY SCHOOL

14.748 Acres Situated In The  
D. W. WILLIAMS SURVEY  
ABSTRACT No. 1021  
WYLIE, COLLIN COUNTY, TEXAS

Owner  
Wylie Independent School District  
951 Ballard Street  
Wylie Texas 75098  
Telephone 972 429-3000

Surveyor  
Surdukan Surveying, Inc.  
PO Box 126  
Anna, Texas 75409  
Telephone 972 924-8200

Engineer  
RLK Engineering, Inc.  
111 West Main Street  
Allen, Texas 75013  
Telephone 972 359-1733

January 4, 2011



# Wylie Planning and Zoning Commission

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## AGENDA REPORT

<b>Meeting Date:</b>	<u>January 18, 2011</u>	<b>Item Number:</b>	<u>2</u>
<b>Department:</b>	<u>Planning</u>		
<b>Prepared By:</b>	<u>Charles H. Lee, AICP</u>	<b>Subdivision:</b>	<u>Hartman Elementary School, Block A, Lot 1</u>
<b>Date Prepared:</b>	<u>11/24/10</u>	<b>Zoning District:</b>	<u>SF-10/24</u>
		<b>Exhibits:</b>	<u>Final Plat</u>

### Subject

Consider a recommendation to the City Council regarding a Final Plat for Hartman Elementary School, Block A, Lot 1 on 8.201 gross acres, generally located north of W. Kirby Street and east of S. Birmingham Street (501 S. Birmingham Street).

### Recommendation

Motion to recommend approval to the City Council regarding a Final Plat for Hartman Elementary School, Block A, Lot 1 on 8.201 gross acres, generally located north of W. Kirby Street and east of S. Birmingham Street (501 S. Birmingham Street).

### Discussion

The applicant is providing a plat of record for the existing elementary school. In addition, this plat will dedicate fire lane and access easements.

### Approved By

	<i>Initial</i>	<i>Date</i>
<b>Department Director</b>	<u>RO</u>	<u>01/10/11</u>







# Wylie Planning and Zoning Commission

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## AGENDA REPORT

<b>Meeting Date:</b>	<u>January 18, 2011</u>	<b>Item Number:</b>	<u>3</u>
<b>Department:</b>	<u>Planning</u>		
<b>Prepared By:</b>	<u>Jasen Haskins</u>	<b>Subdivision:</b>	<u>Allen Atterberry Survey</u>
<b>Date Prepared:</b>	<u>January 11, 2011</u>	<b>Zoning District:</b>	<u>SF-10/24</u>
		<b>Exhibits:</b>	<u>Final Plat</u>

### Subject

Consider a recommendation to the City Council regarding a Final Plat for Waterbrook Bible Fellowship, a Worship Facility located on 4.613 acres at 507 Thomas Street.

### Recommendation

Motion to recommend approval to the City Council regarding a Final Plat for Waterbrook Bible Fellowship, a Worship Facility located on 4.613 acres at 507 Thomas Street.

### Discussion

The applicant is developing a single story commercial style building of 7,533 square feet on the 4.62 acre lot for use as a House of Worship in a SF-10/24 zoning district. A Site Plan for this development was approved by the Commission in August of 2010 with a Preliminary Plat approved by City Council, also in August 2010.

The Final Plat differs slightly from the Preliminary Plat due to a change in the right-of-way easement. The Final Plat proposes to extend the easement to the east and move the southern access point to the southeastern edge of the property. The Preliminary Plat was approved with the access point located near the center of the southern edge of the property which faces Lanny Earl Hale Street. The City Engineer and Fire Marshal have reviewed this change and provided no comments or objections.

The Final Plat complies with all applicable technical requirements of the City of Wylie.

Recommended for approval.

### Approved By

	<i>Initial</i>	<i>Date</i>
<b>Department Director</b>	<u>RO</u>	<u>01/13/11</u>









# Wylie Planning and Zoning Commission

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## AGENDA REPORT

<b>Meeting Date:</b>	<u>January 18, 2010</u>	<b>Item Number:</b>	<u>4</u>
<b>Department:</b>	<u>Planning</u>		
<b>Prepared By:</b>	<u>Charles H. Lee, AICP</u>	<b>Subdivision:</b>	<u>Zlan Corner Addition, Block A, Lot 2R</u>
<b>Date Prepared:</b>	<u>12/17/10</u>	<b>Zoning District:</b>	<u>Neighborhood Services (NS)</u>
		<b>Exhibits:</b>	<u>Site/Landscape Plan, Elevation</u>

### Subject

Consider and act upon approval of a Site Plan for Zlan Corner Addition, Block A, Lot 2R. Subject property being generally located on the northeast corner of Country Club Road (FM 1378) and W. Brown Street (FM 3412).

### Recommendation

Motion to approve a Site Plan for Zlan Corner Addition, Block A, Lot 2R generally located on the northeast corner of Country Club Road (FM 1378) and W. Brown Street (FM 3412) subject to approval of a replat combining the two separate lots into one and dedicating fire lane and access easement to accommodate the development of the property.

### Discussion

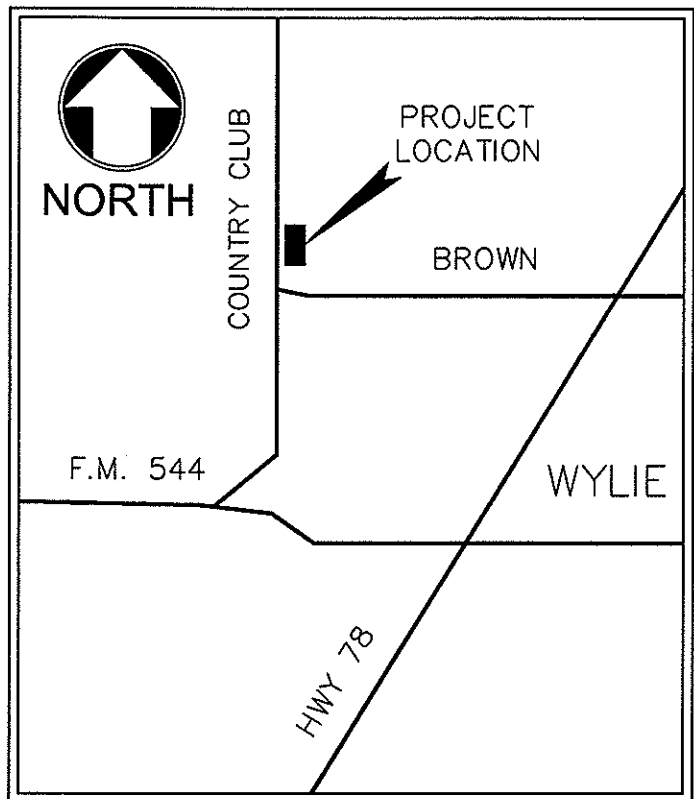
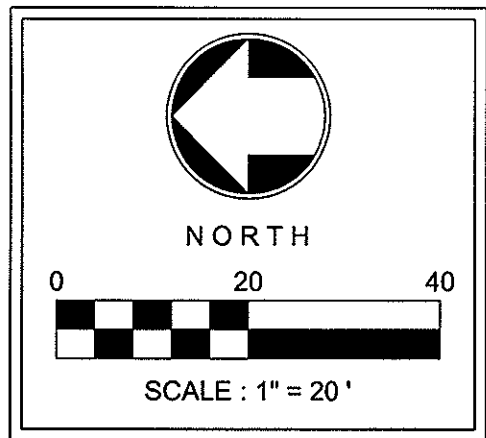
The applicant is proposing to develop a single story, 13,000 square foot retail building on the property. The property is zoned Neighborhood Services (NS) District and consists of two lots (Zlan Corner Addition, Lots 2 & 3) totaling 1.814 acres in size. Platted in July 2005, Zlan Corner Addition consisted of four (4) commercial lots on nine (9) acres located at the northeast corner of Country Club Road and West Brown Street. A Replat combining lots 2 & 3 into one single lot is on the current agenda. An existing convenience store with gasoline pumps abuts the subject property to the south (developed early summer 2005). A vacant NS zoned tract to the north abuts the property and partially developed property is to the east.

The proposed building will be constructed of a combination of stone and split face concrete block with at least 20% stone on the front façade. The remaining elevations will be constructed primarily of split-face concrete brick and stone accents. The proposed building elevations are consistent in design, color and materials with existing convenience store development to the south (7-11). In addition, the site meets and/or exceeds landscape design standards per the Zoning Ordinance. Mutual access easements are being proposed on the site.

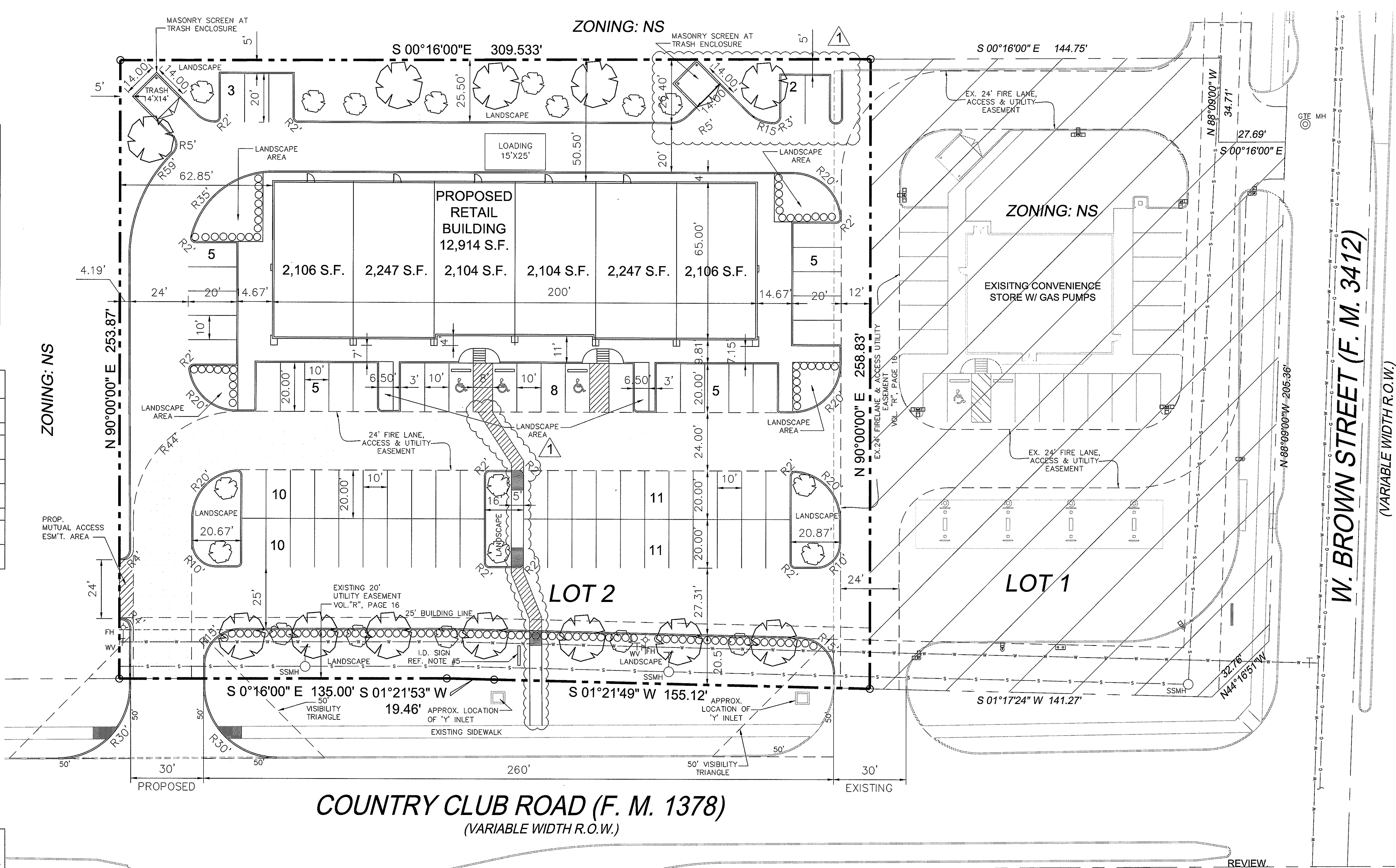
### Approved By

	<i>Initial</i>	<i>Date</i>
<b>Department Director</b>	<u>RO</u>	<u>01/10/11</u>





PLANT SCHEDULE				
SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
SHADE TREES				
LO	QUERCUS VIRGINIANA	LIVE OAK	6	3" CAL.
RO	QUERCUS SHUMARDII	SHUMARD RED OAK	6	3" CAL.
CM	LAGERSTROEMIA INDICA	WATERMELON RED CRAPE MYRTLE	19	8' TO 10' HT
SHRUBS				
DB	ILEX CORNUTA DWARF BURFORD	DWARF BURFORD HOLLY	95	3 GAL.
GS	NANDINA DOMESTICA GULF STREAM	NANDINA GULF STREAM	25	1 GAL.



- PLAN NOTES**
- PROPERTY IS SUBJECT TO RE-PLAT. RE-PLAT APPLICATION IS CONCURRENT W/SITE PLAN APPLICATION
  - NO BUILDING OR DEVELOPMENT PERMITS WILL BE ISSUED PRIOR TO SUBMISSION OF SITE PLAN AND RE-PLAT APPLICATIONS.
  - BUILDING TO BE SPRINKLERED.
  - LANDSCAPE SHOWN FOR CONCEPTUAL PURPOSES ONLY. DETAILED LANDSCAPE AND IRRIGATION PLANS PER CITY STANDARDS TO BE PROVIDED DURING BUILDING PERMIT PHASE FOR CITY STAFF APPROVAL.
  - SIGN LOCATION AND CONSTRUCTION SUBJECT TO BUILDING INSPECTION REVIEW.
  - BUILDING AND SITE SUBJECT TO PLANNING AND BUILDING INSPECTIONS DEPARTMENTS

SITE DESIGN REQUIREMENTS							
4-6 SITE		4-7 LANDSCAPE		4-8 ARCHITECTURAL			
NOTED AS PROVIDED		NOTED AS PROVIDED		NOTED AS PROVIDED			
BASE STANDARD (ALL DEVELOPMENT MUST COMPLY FULLY WITH ALL LISTED BELOW)		BASE STANDARD (ALL DEVELOPMENT MUST COMPLY FULLY WITH ALL LISTED BELOW)		BASE STANDARD (ALL DEVELOPMENT MUST COMPLY FULLY WITH ALL LISTED BELOW)			
DESIRABLE (EACH DEVELOPMENT MUST SELECT 4 OF THE 8 DESIRABLES LISTED BELOW)		DESIRABLE (EACH DEVELOPMENT MUST SELECT 4 OF THE 8 DESIRABLES LISTED BELOW)		DESIRABLE (EACH DEVELOPMENT MUST SELECT 4 OF THE 8 DESIRABLES LISTED BELOW)			
<p>1. ENTRANCES AND/OR FACADES ORIENTED TO THE STREET.</p> <p>2. BUILDING FOOTPRINTS NO GREATER THAN 20,000 SQUARE FEET IN NS DISTRICT.</p> <p>3. MULTIPLE BUILDINGS PLACED TO CREATE PLAZAS, COURTYARDS, LANDSCAPED AREAS, WIDENING WALKWAYS.</p> <p>4. TO EXTENT POSSIBLE, PARKING TO SIDE AND REAR OF BUILDING IN NS DISTRICT.</p> <p>5. PARKING SPACES AT LEAST 10' FROM RESIDENTIAL LOT LINE.</p> <p>6. MINIMUM WIDTH DRIVE OF 24', TURNING RADIUS OF 25'.</p> <p>7. ACCESS DRIVE AT LEAST 150' FROM INTERSECTION.</p> <p>8. ACCESS DRIVES SERVING DEVELOPMENTS GREATER THAN 30,000 SQ.FT. SHALL HAVE SEPARATED MEDIAN, OR BE SEPARATED AT LEAST 150' FROM EACH OTHER.</p> <p>9. LANDSCAPED TREATMENT OF ENTRANCES TO SERVICE AND LOADING AREAS SHALL NOT BE VISIBLE FROM A PUBLIC STREET OR ADJACENT RESIDENTIAL LOT OR TO HAVE MASONRY SCREENING WALLS W/GRATES.</p>		<p>1. AT LEAST 20% OF SITE SHALL BE LANDSCAPED IN NS DISTRICT.</p> <p>2. LANDSCAPING IS REQUIRED IN THE FRONT YARD.</p> <p>3. LANDSCAPING IS REQUIRED IN SIDE AND REAR YARDS ADJACENT TO, OR ACROSS THE STREET FROM RESIDENTIAL.</p> <p>4. SITE PLANS REQUIRING MORE THAN 12 SPACES REQUIRED TO HAVE 80 SQ.FT. OF LANDSCAPING PER SPACE.</p> <p>5. NO PARKING SPACE FURTHER THAN 60' FROM LANDSCAPED AREA ON SITE.</p> <p>6. PARKING ROWS 12 SPACES OR LONGER SHALL HAVE LANDSCAPED ISLANDS AT END.</p> <p>7. ALL PARKING ROWS SHALL HAVE LANDSCAPED AREAS AT LEAST EVERY 12 SPACES.</p> <p>8. REQUIRED SCREENING IN STRIP AT LEAST 9' WIDE, PLANTS 3' IN HEIGHT WHEN PLANTED, INCLUDE ONE FLOWERING TREE FOR EVERY 20 LINEAR FEET OF AREA. LANDSCAPED AREAS AT LEAST EVERY 12 SPACES.</p> <p>9. AT LEAST 50% OF REQUIRED FRONT YARD DEVELOPED AS LANDSCAPED BUFFER, AT LEAST 10' IN WIDTH.</p> <p>10. TREES REQUIRED IN BUFFER, IN GROVES OR BELTS ON A 30' 40' SPACING.</p> <p>11. REQUIRED TREES AT LEAST 3" IN CALIPER.</p> <p>12. AT LEAST 4' MEANDERING CONCRETE WALKWAY ON PERIMETER WHEN ADJACENT TO THOROUGHFARE.</p>		<p>1. LANDSCAPING THAT EXCEEDS THE MINIMUM BY 10%.</p> <p>2. LANDSCAPING IN SIDE AND REAR YARD NOT OTHERWISE REQUIRED.</p> <p>3. LANDSCAPING 10% OR MORE IN EXCESS OF 50 SQ.FT. SPACE.</p> <p>4. PARKING LOTS WITH NO SPACE FURTHER THAN 40 FEET FROM A LANDSCAPED AREA.</p> <p>5. LANDSCAPED PEDESTRIAN CONNECTION TO MAIN ENTRANCE.</p> <p>6. USE OF ROCK WALLS OR OTHER NATURAL LANDSCAPE FEATURES.</p> <p>7. INCREASE IN MINIMUM WIDTH OF LANDSCAPE BUFFER BY 20%.</p> <p>8. PROVISION OF SPECIAL BENCHES, PEDESTRIAN LIGHTING OTHER STREETSCAPE ELEMENTS.</p>		<p>1. BUILDINGS CONSTRUCTED OF BRICK WITH AT LEAST 20% STONE ON FRONT FACADE IN NS DISTRICT.</p> <p>2. ROOFS WITH PITCH GREATER THAN 2:12 USE SPECIFIED ROOFING MATERIALS.</p> <p>3. BUILDINGS SHOULD COPY ARCHITECTURAL STYLES AND DETAILS, DESIGN THEMES.</p> <p>4. BUILDING MATERIALS, AND COLORS OF THE SURROUNDING NEW DEVELOPMENT CONTEXT WITH 200 FT. OF A CORNER.</p> <p>5. WALLS NOT EXCEED HEIGHT WIDTH RATIO OF 1 TO 2 WITHOUT VARIATION IN MASSING OF FACADE. AT LEAST 25% OF FACADE OFFSET AT LEAST 4'.</p> <p>6. ENTRANCES MUST BE EMPHASIZED WITH ARCHITECTURAL ELEMENTS.</p> <p>7. BUILDINGS IN THE NS DISTRICT SHALL BE REQUIRED SPECIFIED FEATURES ALONG 60% OF LENGTH.</p> <p>8. BUILDINGS IN THE NS DISTRICT SHALL BE ARCHITECTURAL, COMPATIBLE WITH SURROUNDING NEIGHBORHOODS.</p>	
<p>THE DEVELOPMENT MEETS SITE DESIRABLE REQUIREMENTS #2, 3, 4, 6, 7, AND 8.</p>		<p>THE DEVELOPMENT MEETS LANDSCAPE DESIRABLE REQUIREMENTS #2, 3, 4, 6, 7.</p>		<p>THE DEVELOPMENT MEETS ARCHITECTURAL DESIRABLE REQUIREMENTS #1, 3 AND 4.</p>			

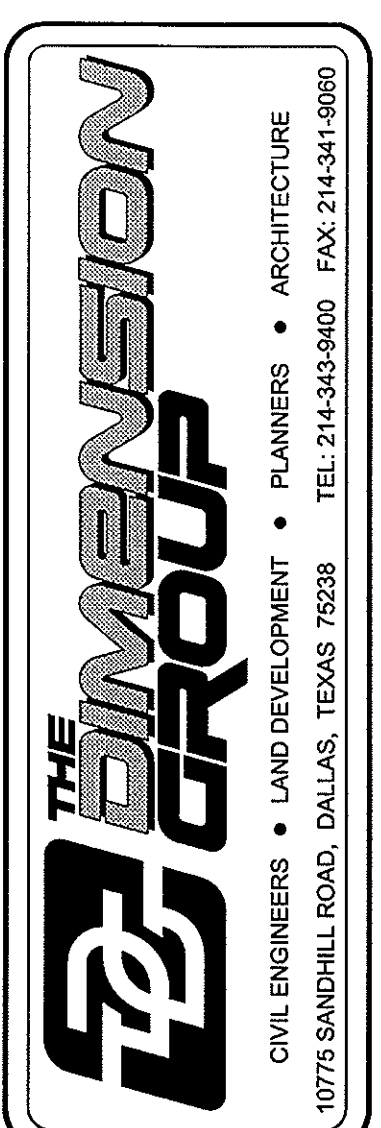
SITE DATA	
ZONING.....	NS (NEIGHBORHOOD SERVICES)
PROPOSED USE.....	RETAIL
LOT AREA.....	79,052 S.F. (1.814 ACRES)
BUILDING SQUARE FOOTAGE.....	12,914 S.F.
BUILDING HEIGHT.....	27'-0" (1-STORY)
PARKING REQUIRED (13,000 / 200).....	65 SPACES
PARKING PROVIDED.....	75 SPACES
LANDSCAPING AREA REQUIRED (79,052 X 20%).....	15,810 S.F.
LANDSCAPING PROVIDED.....	15,883 S.F. OR (20.9%)
TOTAL IMPERVIOUS SURFACE (Concrete Drives & Sidewalks).....	62,933 S.F.

**FINAL**

ZLAN CORNER ADDITION  
LOT 2, BLOCK A  
LOCATED IN THE CHARLES ATTEBURY  
SURVEY ABSTRACT NO. 22 AND ALSO  
BEING LOCATED IN THE CITY OF WYLIE,  
COLLIN COUNTY, TEXAS.

OWNER:  
WYLIE POINT L.P.  
10755 SANDHILL ROAD  
DALLAS TEXAS, 75238  
(214) 343-9400

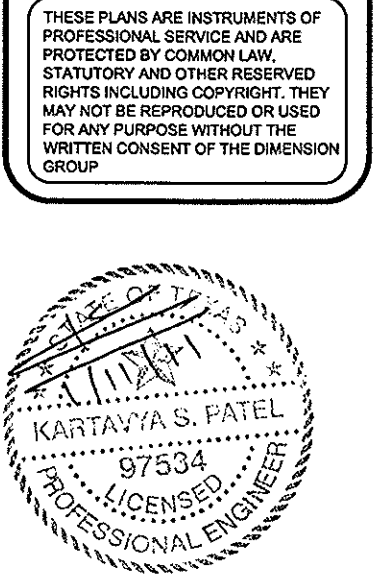
ENGINEER:  
THE DIMENSION GROUP  
10755 SANDHILL ROAD  
DALLAS TEXAS, 75238  
(214) 343-9400



No.	DATE	DESCRIPTION	PLANNING DEPT.	COMMENTS
1	01/07/2011		KP	

SITE PLAN  
ZLAN CORNER (WYLIE POINT)  
COUNTRY CLUB ROAD & BROWN STREET  
WYLIE, TEXAS

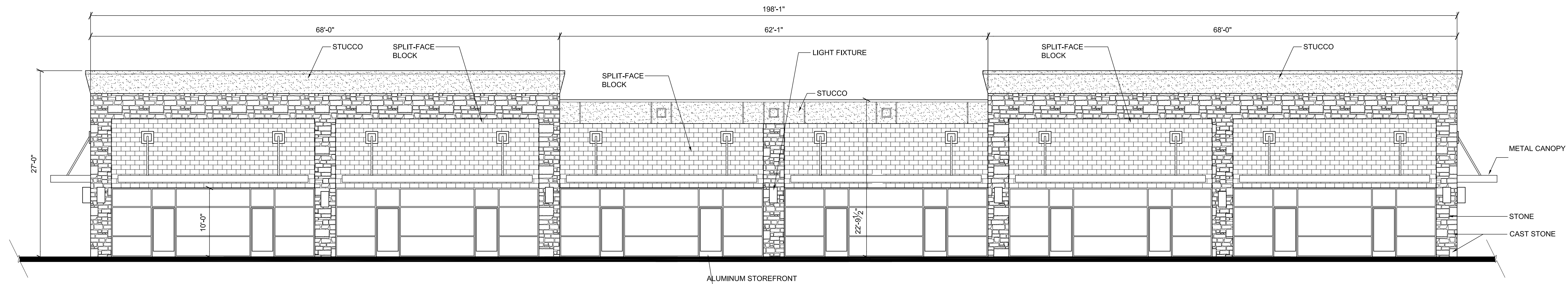
PROJECT No: 10100  
DATE: 01/07/2011  
DRAWN BY: CS  
CHECKED BY: KP



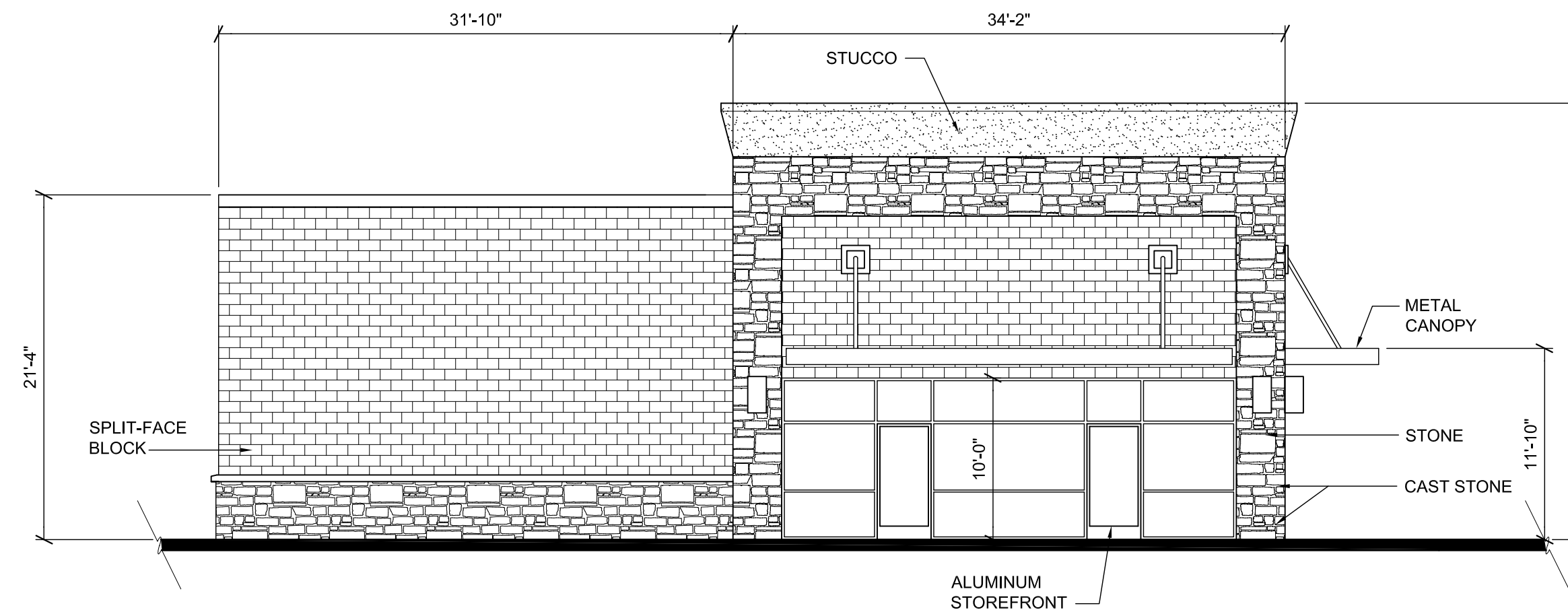
SHEET NUMBER  
**C-1**

JANUARY 7, 2011





FRONT ELEVATION - COUNTRY CLUB ROAD



LEFT ELEVATION

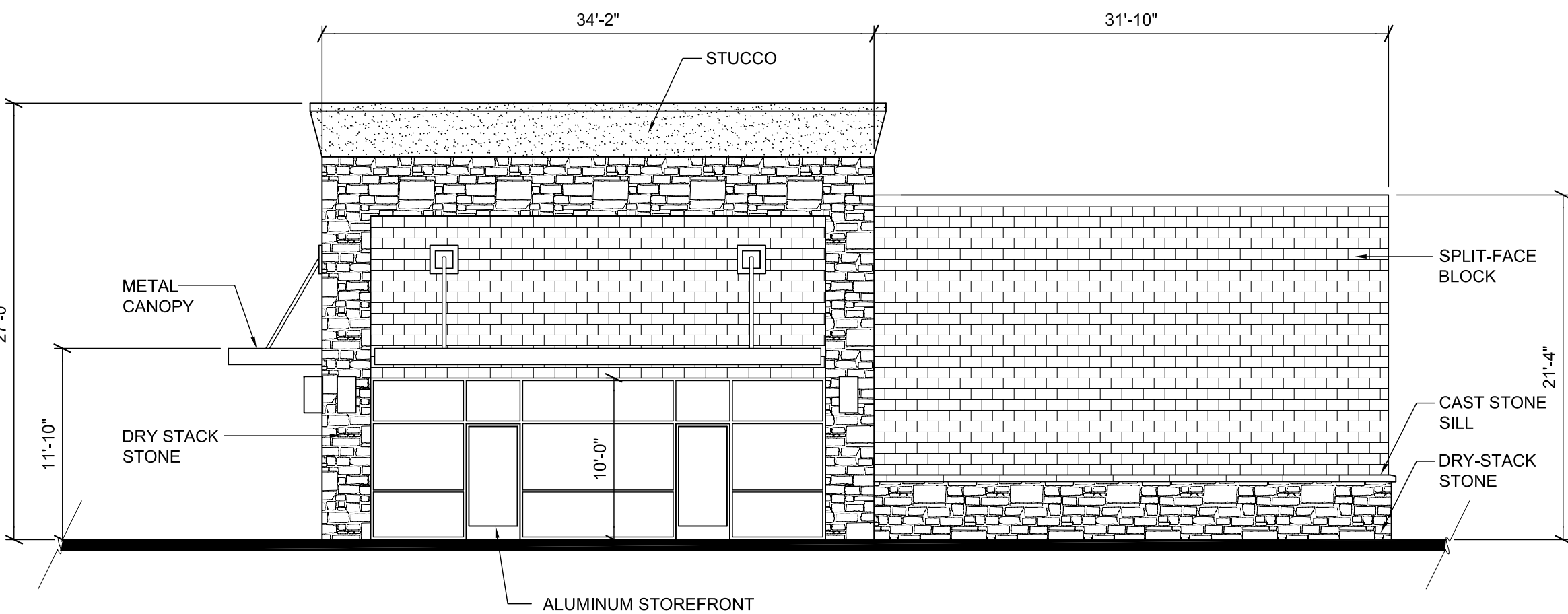
MATERIAL CALCULATIONS

FRONT ELEVATION			
	SQ FT	% OF OPAQUE WALL AREA	% OF TOTAL WALL AREA
DRY STACK STONE	920	28%	18%
SPLIT-FACE BLOCK	1,566	47%	31%
STUCCO	671	20%	13%
METAL CANOPY	166	5%	3%
GLASS	1,770	NA	35%
TOTAL OPAQUE WALL AREA	3,323	100%	
TOTAL WALL AREA	5,093		100%

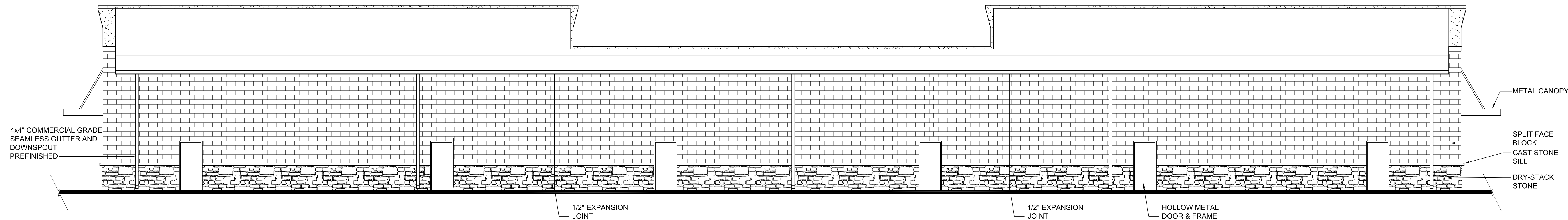
LEFT ELEVATION			
	SQ FT	% OF OPAQUE WALL AREA	% OF TOTAL WALL AREA
DRY STACK STONE	374	28%	23%
SPLIT-FACE BLOCK	806	61%	50%
STUCCO	116	9%	7%
METAL CANOPY	28	2%	2%
GLASS	281	NA	18%
TOTAL OPAQUE WALL AREA	1,324	100%	
TOTAL WALL AREA	1,605		100%

REAR ELEVATION			
	SQ FT	% OF OPAQUE WALL AREA	% OF TOTAL WALL AREA
DRY STACK STONE	714	21%	21%
SPLIT-FACE BLOCK	2,618	79%	75%
METAL DOORS	144	N/A	4%
TOTAL OPAQUE WALL AREA	3,333	100%	
TOTAL WALL AREA	3,477		100%

RIGHT ELEVATION			
	SQ FT	% OF OPAQUE WALL AREA	% OF TOTAL WALL AREA
DRY STACK STONE	374	28%	23%
SPLIT-FACE BLOCK	806	61%	50%
STUCCO	116	9%	7%
METAL CANOPY	28	2%	2%
GLASS	281	NA	18%
TOTAL OPAQUE WALL AREA	1,324	100%	
TOTAL WALL AREA	1,605		100%



RIGHT ELEVATION



BACK ELEVATION

**FINAL**

SCALE : 1/8" = 1'-0"

NO.	DATE	DESCRIPTION	BY

ZLAN CORNER (WYLE POINT)  
 COUNTRY CLUB RD. & BROWN ST.  
 WYLE, TEXAS

PROJECT No: 10100  
 DATE: 12/14/2010  
 DRAWN BY: RM  
 CHECKED BY: AM

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP.

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# Wylie Planning and Zoning Commission

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## AGENDA REPORT

<b>Meeting Date:</b>	<u>January 18, 2010</u>	<b>Item Number:</b>	<u>5</u>
<b>Department:</b>	<u>Planning</u>		
<b>Prepared By:</b>	<u>Charles H. Lee, AICP</u>	<b>Subdivision:</b>	<u>Zlan Corner Addition, Block A, Lot 2R</u>
<b>Date Prepared:</b>	<u>December 17, 2010</u>	<b>Zoning District:</b>	<u>Neighborhood Services (NS)</u>
		<b>Exhibits:</b>	<u>Replat</u>

### Subject

Consider a recommendation to the City Council regarding a Replat for Zlan Corner Addition, Block A, Lot 2R, combining two commercial lots into one on 1.814 acres and dedicating fire lane and access easements. The property is generally located on the northeast corner of Country Club Road (FM 1378) and W. Brown Street (FM 3412).

### Recommendation

Motion to recommend approval to the City Council regarding a Final Plat for Zlan Addition, Block A, Lot 2R, combining two commercial lots into one on 1.814 acres and dedicating fire lane, and access easements. The property is generally located on the northeast corner of Country Club Road (FM 1378) and W. Brown Street (FM 3412).

### Discussion

Platted in July 2005, Zlan Corner Addition consisted of four (4) commercial lots on nine (9) acres located at the northeast corner of Country Club Boulevard and West Brown Street.

This replat proposes to combine Lots 2 & 3 into one lot to accommodate development of retail and other commercial uses on the property. Therefore, Lot 2R will consist of 1.814 acres and provide for cross access easements on the property. A corresponding site plan is on the current agenda for your consideration.

This Replat complies with all applicable technical requirements of the City of Wylie.

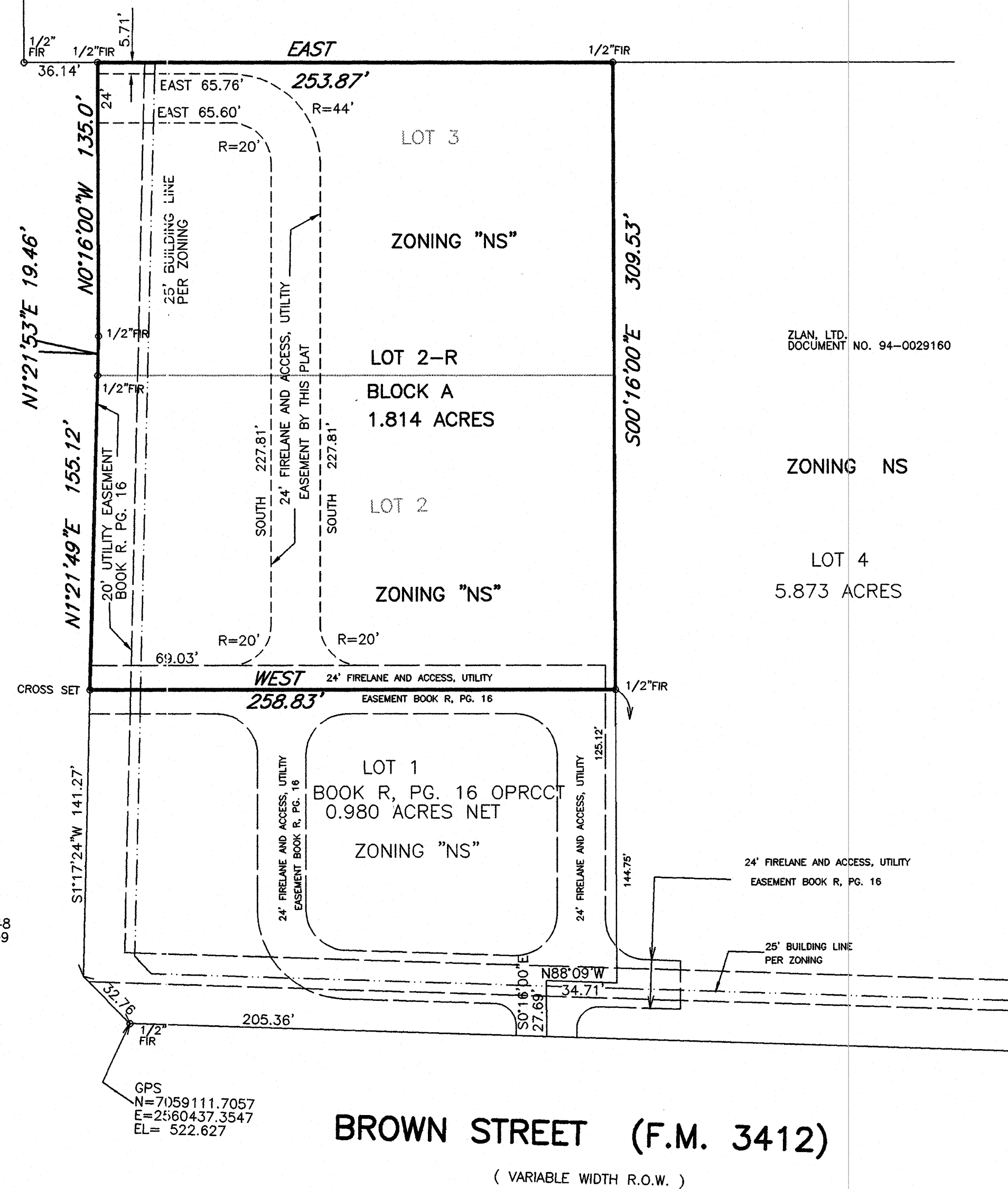
### Approved By

	<i>Initial</i>	<i>Date</i>
<b>Department Director</b>	<u>RO</u>	<u>01/10/11</u>



COUNTRY CLUB ROAD (F.M. 1378)  
( VARIABLE R.O.W. )

GPS  
N=7059135.3148  
E=2560413.8109  
EL= 523.735



**BASIS OF BEARING:**  
EAST LINE OF LOT 2, BLOCK A  
ZLAN CORNER ADDN, BOOK R PG. 16

**GPS MONUMENT:**  
NAD-83 TX STATE PLAIN,  
NORTH CENTRAL ZONE  
WYLIE MONUMENT "CM-3"

**FEMA FLOOD MAP:**  
ZONE "X" PER MAP  
MAP NO. 48085C0465 H  
DECEMBER 19, 1997  
PANEL 465 OF 650

**ZONING: NS**  
NEIGHBORHOOD SERVICE

#### LEGEND

LT LIGHT POLE  
SD STORM DRAIN  
WM FIRE LANE  
BL WATER METER  
CO BUILDING LINE  
FH CLEAN OUT  
FH FIRE HYDRANT  
SS SANITARY SEWER  
W WATER  
CLF CHAIN LINK FENCE  
MH MAIN HOLE  
T TELEPHONE  
QM GAS METER  
FIR FOUND IRON ROD  
SIR SET IRON ROD  
PC FENCE CORNER  
P/P ASPHALT PAVEMENT  
UP CONCRETE PAVEMENT  
GP POWER POLE  
BP UNDERGROUND POWER  
UG BUMPER POLE  
UGM UNDERGROUND CABLE MARKER

#### OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF COLLIN

WHEREAS, WYLIE POINT, LP, a Texas limited partnership, is the owner of a tract of land situated in the Charles Atterbury Survey, Abstract No. 22, being all of Lots 2 and 3, Block A, Zlan Corner Addition, an Addition in the City of Wylie, Texas according to the Plat thereof recorded in Book R, Page 16, Official Public Records, Collin County, Texas and being a portion of that certain tract of land conveyed to Wylie Point, LP by Special Warranty Deed recorded in Book 5993, Page 977, Official Public Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a cross set in the East ROW line of Country Club Road (FM 1378) (a 90' ROW), being at the Southwest corner of said Lot 2, Block A and the Northwest corner of Lot 1 of said Block A, Zlan Corner Addition;

THENCE: North 01 degrees 21 minutes 49 seconds East, along the East ROW line of Country Club Road (FM 1378) and the West line of said Lot 2, Block A, a distance of 155.12 feet to a 1/2 inch iron rod found at the Northwest corner of said Lot 2 and the Southwest corner of said Lot 3, Block A;

THENCE: North 01 degrees 21 minutes 53 seconds East, along the East ROW line of Country Club Road (FM 1378) and the West line of said Lot 3, Block A, a distance of 19.46 feet to a 1/2 inch iron rod found for angle point;

THENCE: North 01 degrees 16 minutes 00 seconds East, along the East ROW line of Country Club Road (FM 1378) and the West line of said Lot 3, Block A, a distance of 135.00 feet to a 1/2 inch iron rod found in the South line of a tract of land conveyed to F. O. Birmingham Memorial Land Trust by Warranty Deed recorded in Book 5832, Page 794, Official Public Records, Collin County, Texas;

THENCE: EAST, along the North line of said Lot 3, Block A and the South line of said F. O. Birmingham Memorial Land Trust tract, a distance of 253.87 feet to a 1/2 inch iron rod found at the Northeast corner of said Lot 3 and the Northwest corner of Lot 4 of said Block A, Zlan Corner Addition;

THENCE: South 00 degrees 16 minutes 00 seconds East, along the common line of said Lot 3, Block A and said Lot 4, Block A, at a distance of 154.45 feet passing the Southeast corner of said Lot 3 and the Northeast corner of said Lot 2, Block A, continuing along the common line of said Lot 2 and said Lot 4, a total distance of 309.53 feet to a 1/2 inch iron rod found at the Southeast corner of said Lot 2 and the Northeast corner of said Lot 1, Block A;

THENCE: WEST, along the common line of said Lot 2, Block A and said Lot 1, Block A, a distance of 258.83 feet to the PLACE OF BEGINNING and containing 1.814 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, WYLIE POINT, LP, a Texas limited partnership, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as **ZLAN CORNER ADDITION No. 2, BLOCK A, LOT 2-R**, an Addition in the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Wylie. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereof.

The City of Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

Witness my hand at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2010

By: WYLIE POINT, LP, a Texas limited partnership

\_\_\_\_\_  
MOSTAFA SETAYESH, President

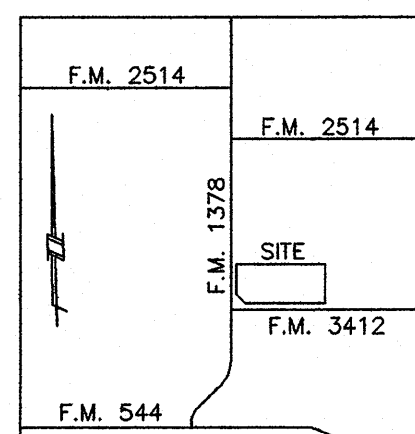
STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN under my Hand and Seal of Office the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
NOTARY PUBLIC in and for the State of Texas



VICINITY MAP  
(NO SCALE)

**OWNER:**  
WYLIE POINT LP,  
10755 SANDHILL DR.  
DALLAS, TEXAS 75238  
CONTACT: MOSTAFA SETAYESH  
Ph. 214-343-9400

#### SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, J. L. LANE, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

Date: \_\_\_\_\_

\_\_\_\_\_  
PRELIMINARY FOR REVIEW ONLY

J. L. LANE  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2509

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared J. L. LANE, Registered Professional Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN under my Hand and Seal of Office the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
NOTARY PUBLIC in and for the State of Texas

RECOMMENDED FOR APPROVAL

\_\_\_\_\_  
Chairman, Planning & Zoning Commission  
City of Wylie, Texas

APPROVED FOR CONSTRUCTION

\_\_\_\_\_  
Mayor, City of Wylie, Texas

ACCEPTED

\_\_\_\_\_  
Mayor, City of Wylie, Texas

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the \_\_\_\_\_ Addition in the City of Wylie was submitted to the City Council on \_\_\_\_\_ day of \_\_\_\_\_, 2010, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, A. D., 2010.

\_\_\_\_\_  
City Secretary  
City of Wylie, Texas

NOTE:  
SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

## FINAL PLAT of the ZLAN CORNER ADDITION No. 2

BLOCK A, LOT 2-R

Being a Replat of Block A, Lots 2 and 3,  
Zlan Corner Addition,  
an Addition in the City of Wylie, Texas, as recorded in  
Book R, Page 16, Official Public Records, Collin County, Texas

LANE'S SOUTHWEST SURVEYING INC.  
2717 MOTLEY DR, SUITE B  
MESQUITE, TEXAS 75150 - 3812  
Phone (972) 681-4442 Fax 681-4829

DATE : DEC. 14, 2010

SCALE 1" = 50'

50' 0" 10" 20" 30" 40" 50" 150'

FILE No. RP-745-A D3-2294-A